COYOTE VALLEY SPECIFIC PLAN

TASK FORCE MEETING

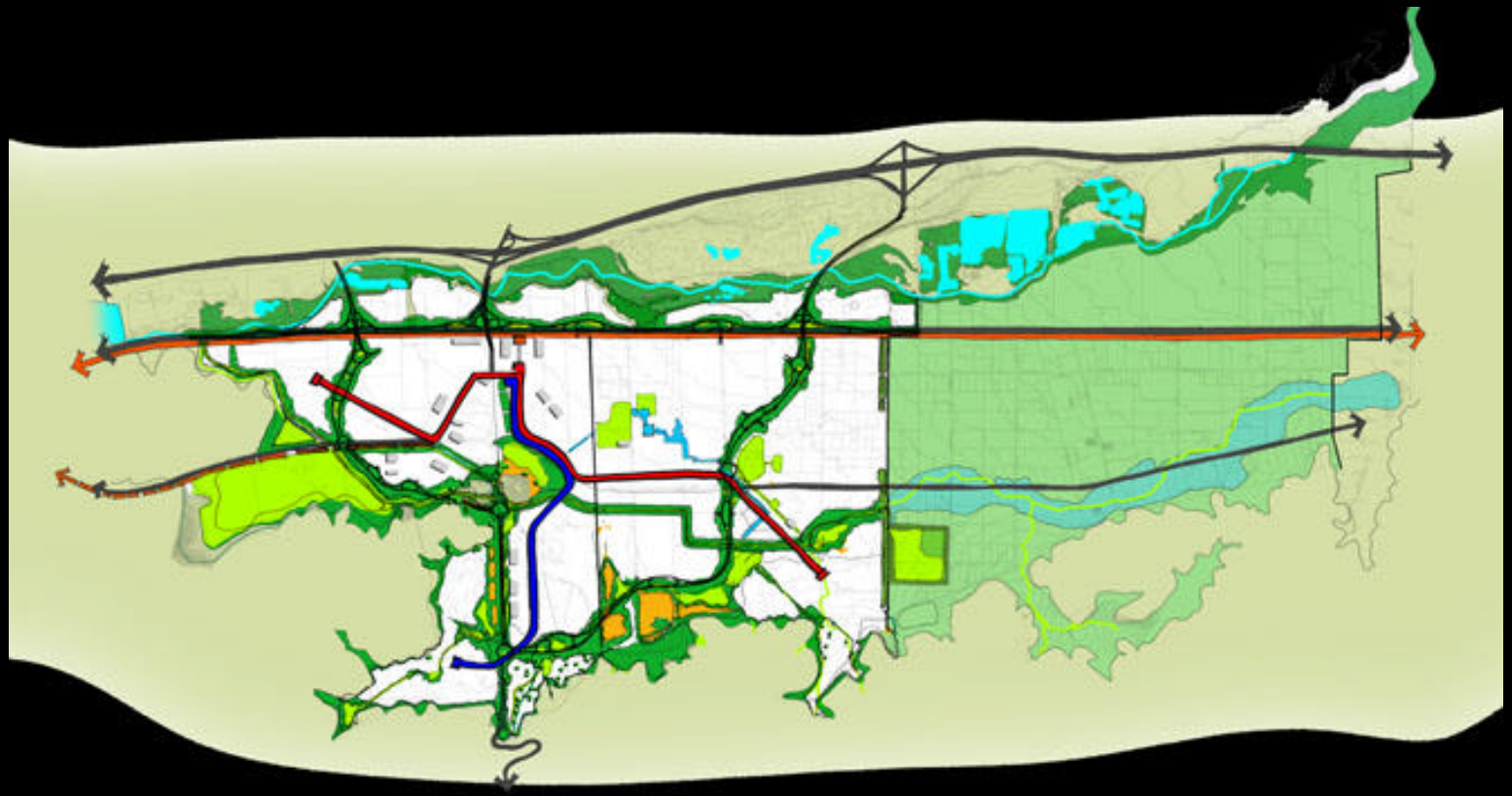
AUGUST 30, 2004

Evaluation of the Alternative Design Concepts

COYOTE VALLEY SPECIFIC PLAN

ALTERNATIVE DESIGN CONCEPTS

SPOKE Transit Spokes-Fisher Canal avoided and left in place-No Lake-Bailey west as part of Parkway

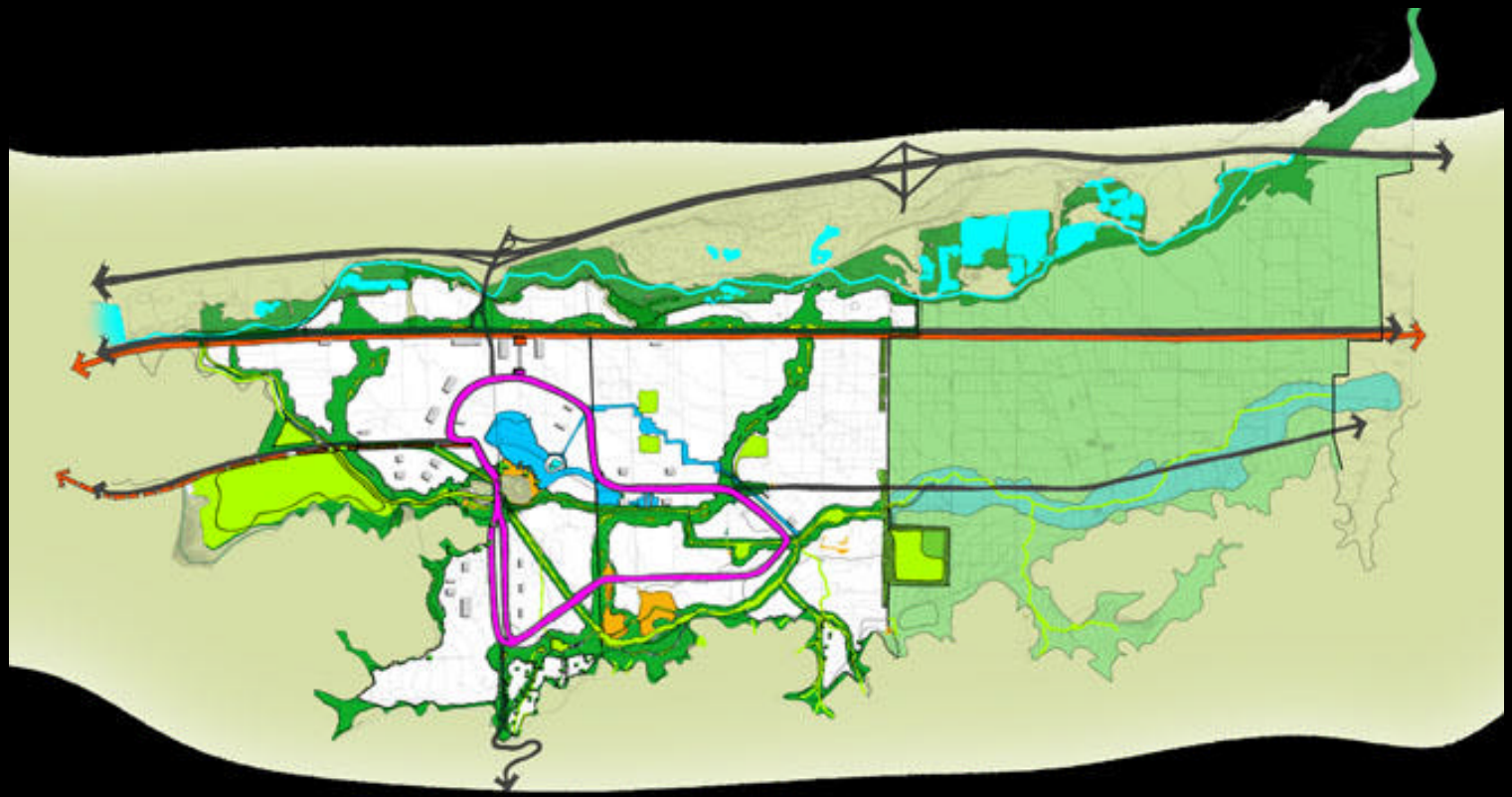


COYOTE VALLEY SPECIFIC PLAN

ALTERNATIVE DESIGN CONCEPTS

LOOP

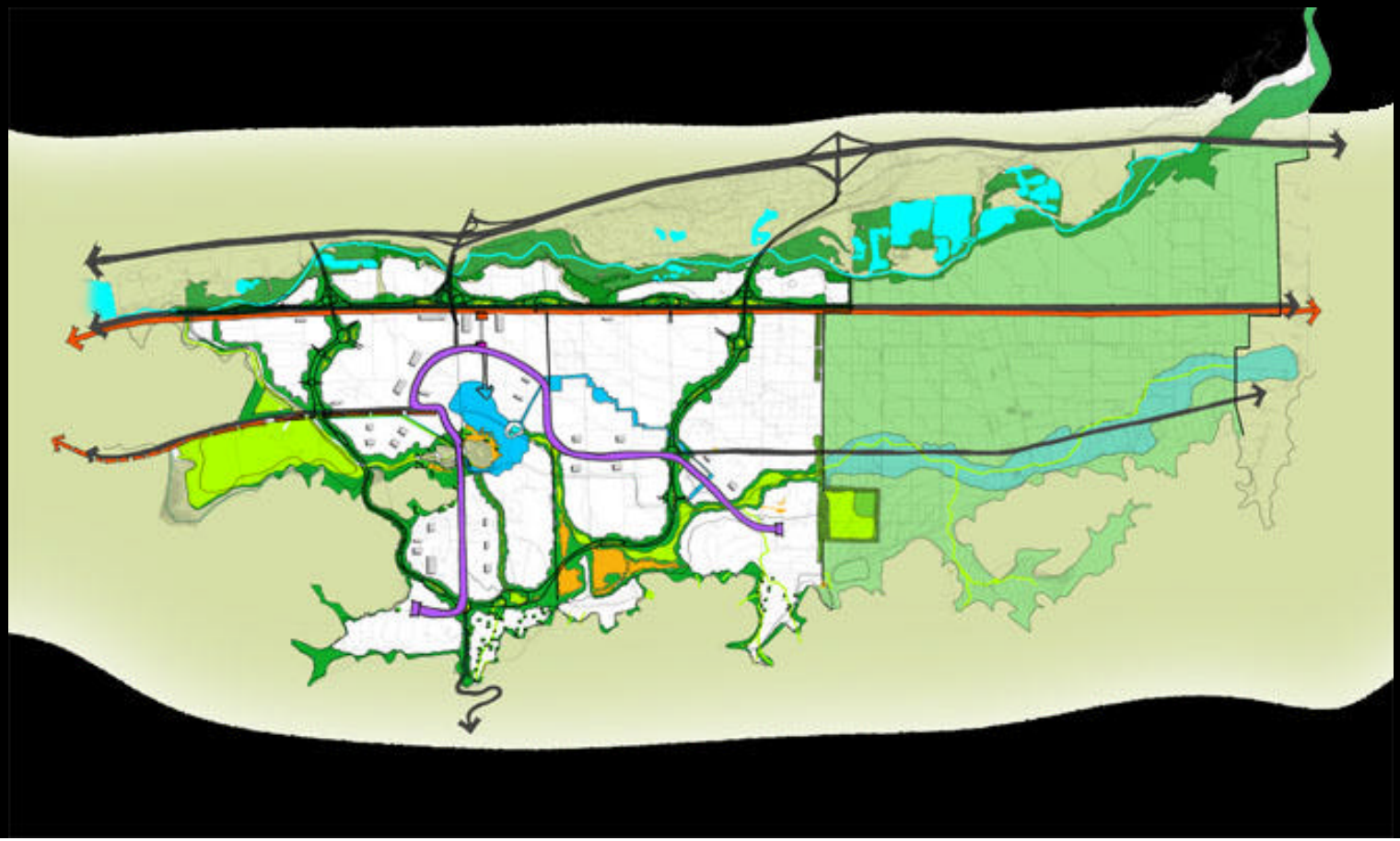
Transit Loop-Fisher Canal Enhanced-Linear Lake-Parkway Brought Internal-Bailey west as Grand Boulevard



COYOTE VALLEY SPECIFIC PLAN

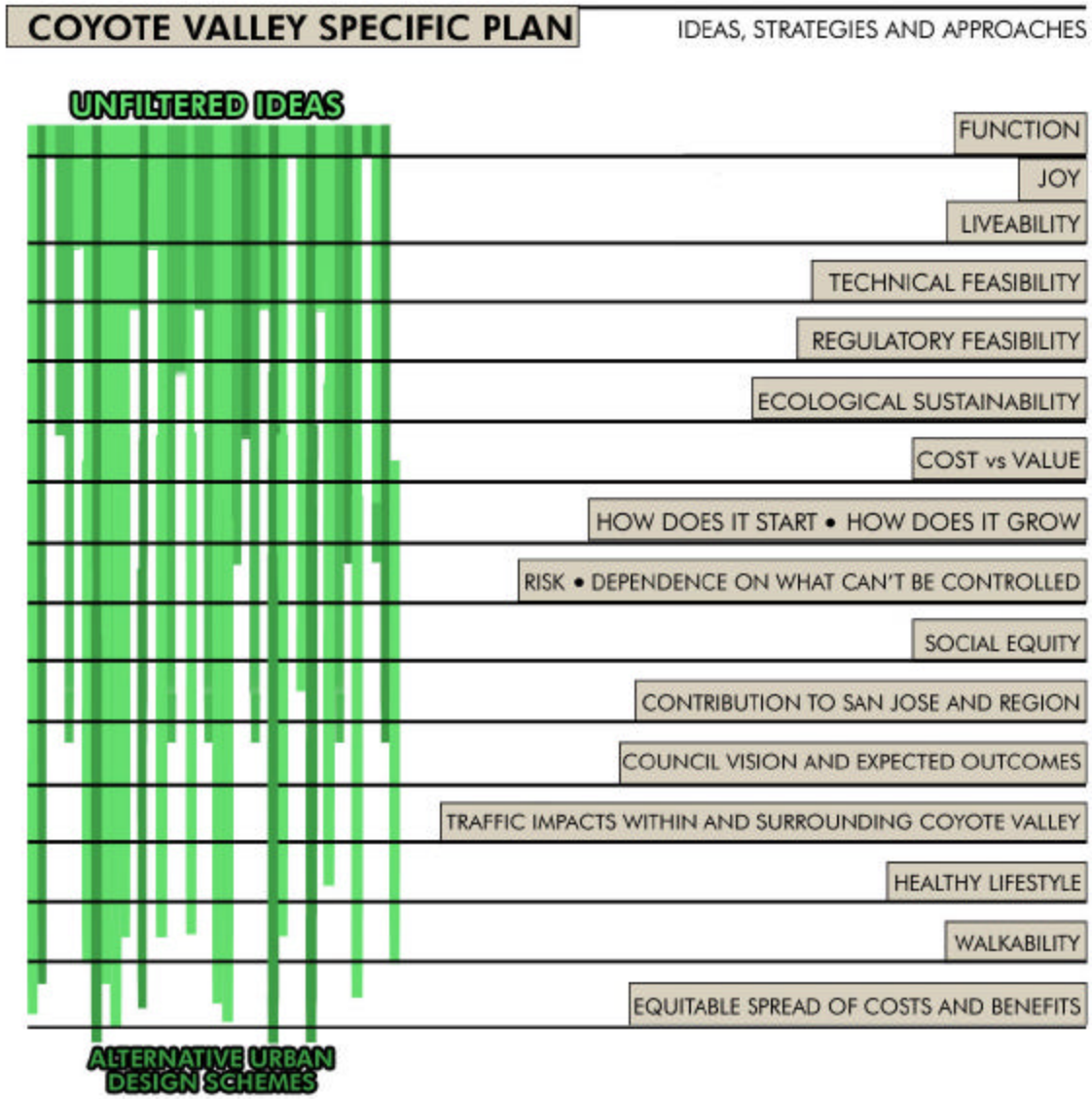
ALTERNATIVE DESIGN CONCEPTS

SPINE Transit Spine-Fisher canal restored to natural alignment- Focal Lake-Parkway brought over a pass in hills north of Bailey-Bailey as an urban street and transit spine



COYOTE VALLEY SPECIFIC PLAN

ALTERNATIVE DESIGN CONCEPTS

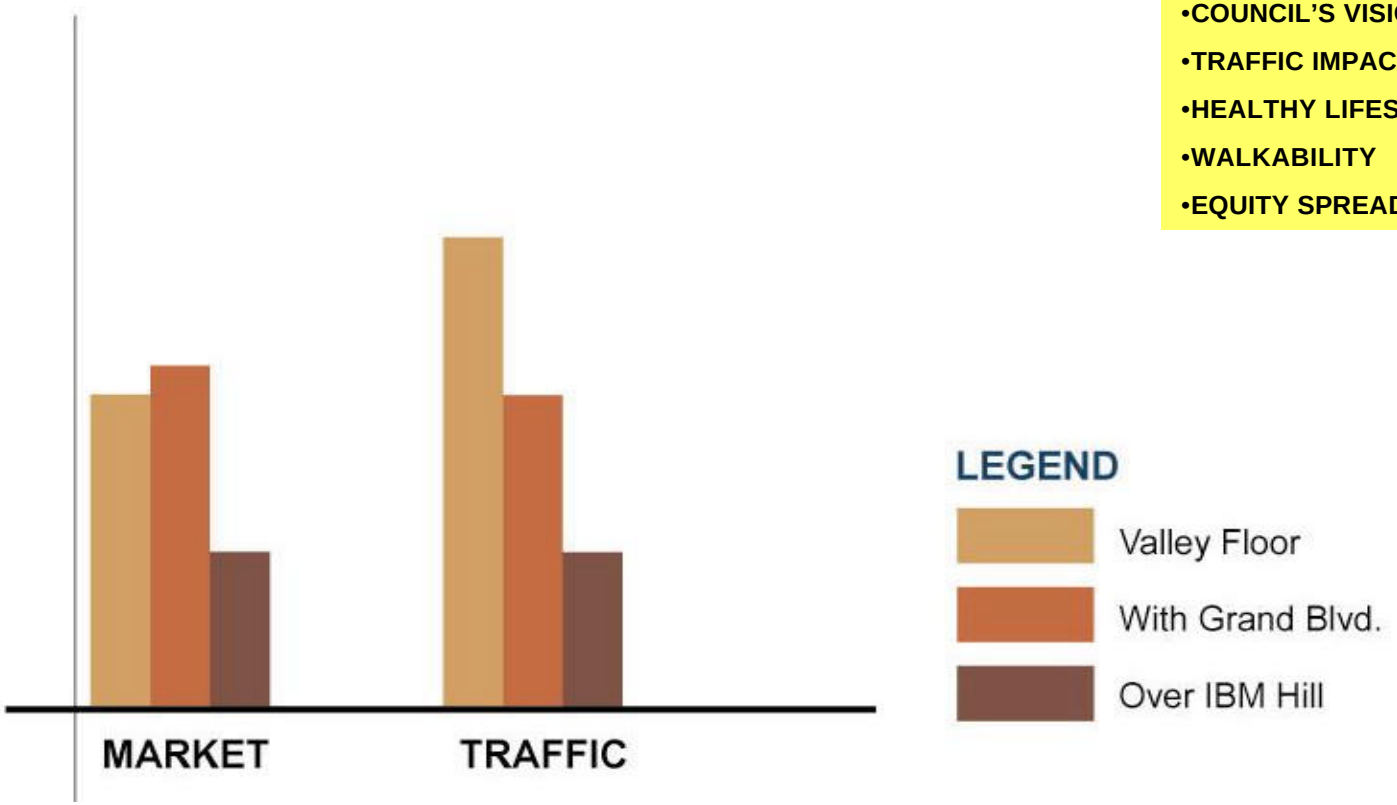


COYOTE VALLEY SPECIFIC PLAN

ALTERNATIVE DESIGN CONCEPTS

- **TECHNICAL FEASIBILITY**
- **REGULATORY FEASIBILITY**
- **ECOLOGICAL SUSTAINABILITY**
- **COST/VALUE**
- **INERTIA**
- **DEVELOPABILITY**
- **RISK**
- **SOCIAL EQUITY**
- **CONTRIBUTION TO SJ & REGION**
- **COUNCIL'S VISION & EXPECTATIONS**
- **TRAFFIC IMPACTS**
- **HEALTHY LIFESTYLE**
- **WALKABILITY**
- **EQUITY SPREAD: COSTS & BENEFITS**

PARKWAY SYSTEM



COYOTE VALLEY SPECIFIC PLAN

ALTERNATIVE DESIGN CONCEPTS

ECONOMIC FILTERS for the PARKWAY SYSTEM Alternatives

- Added Value
  - Valley Floor and Grand Boulevard serve most land, add most value
- Incremental Growth/Investment
  - Valley Floor and Grand Boulevard avoid hillside, can grow in pieces
- Maximize Developable Land
  - Grand Boulevard best shares rights-of-way, maximizes land
- Distribute Costs and Benefits
  - Valley Floor and Grand Boulevard avoid division of IBM site
- Conclusion: Valley Floor and Grand Boulevard offer comparable benefits

COYOTE VALLEY SPECIFIC PLAN

ALTERNATIVE DESIGN CONCEPTS

- **TECHNICAL FEASIBILITY**
- **REGULATORY FEASIBILITY**
- **ECOLOGICAL SUSTAINABILITY**
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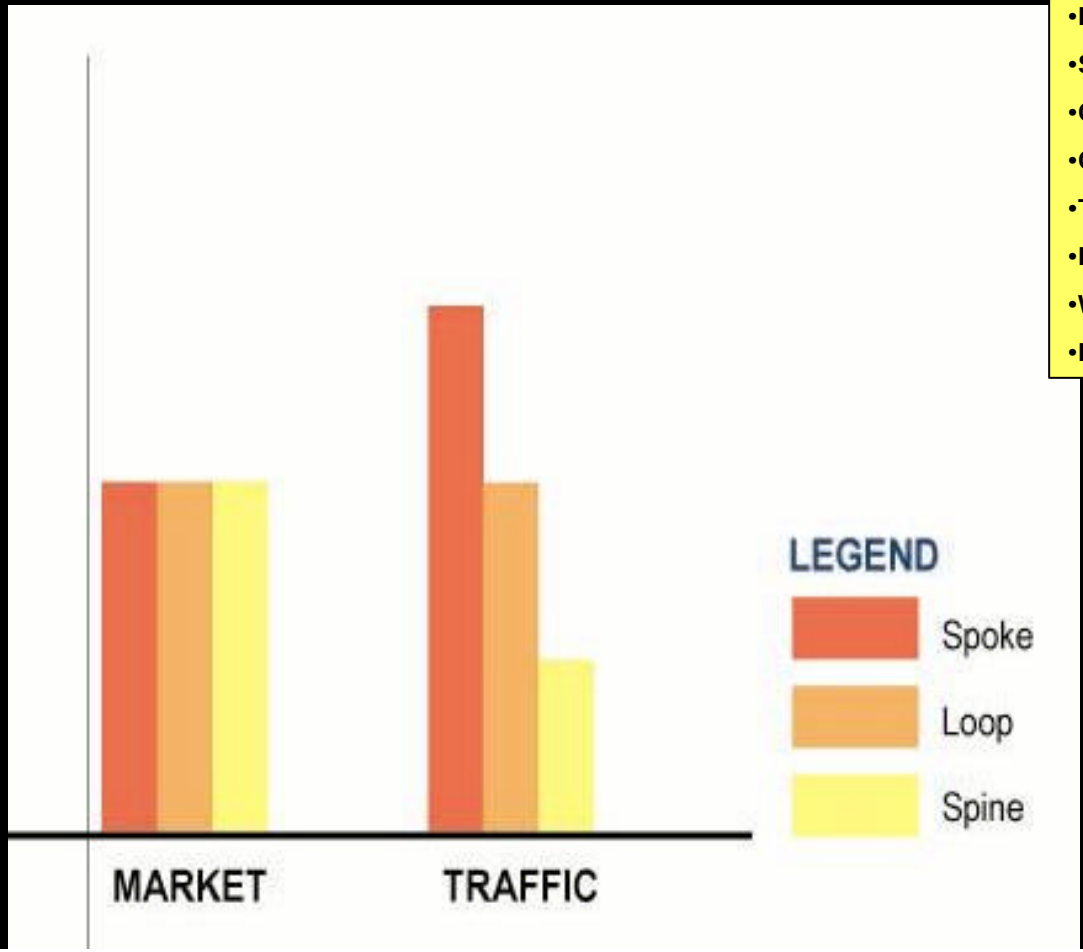
- **WALKABILITY**
- **EQUITY SPREAD: COSTS & BENEFITS**

TRANSIT ALIGNMENT



COYOTE VALLEY SPECIFIC PLAN

ALTERNATIVE DESIGN CONCEPTS

ECONOMIC FILTERS for the TRANSIT SYSTEM Alternatives

- Added Value
  - Spoke and Loop serve most land, add most value
- Incremental Growth/Investment
  - All 3 alternatives can be developed incrementally
- Maximize Developable Land
  - Spine adheres best to existing rights-of-way, maximizes land
- Distribute Costs and Benefits
  - Spoke and Loop serve most land, require similar dedications

- Conclusion: All 3 alternatives offer comparable benefits

COYOTE VALLEY SPECIFIC PLAN

ALTERNATIVE DESIGN CONCEPTS

FISHER CREEK ALIGNMENT

- **TECHNICAL FEASIBILITY**
- **REGULATORY FEASIBILITY**
- **ECOLOGICAL SUSTAINABILITY**
- **COST/VALUE**
- **INERTIA**
- **DEVELOPABILITY**
- **RISK**
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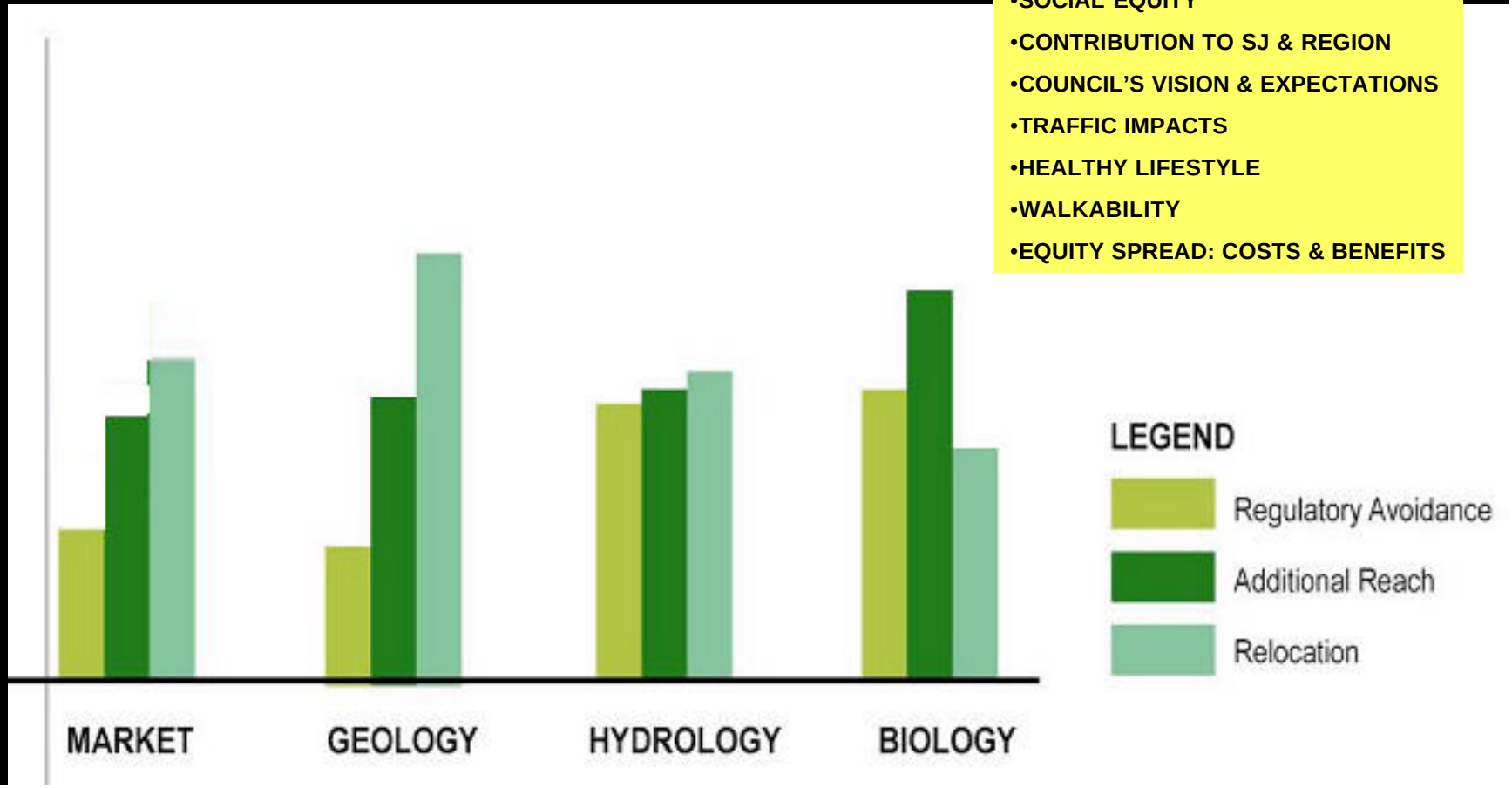
- **WALKABILITY**
- **EQUITY SPREAD: COSTS & BENEFITS**



COYOTE VALLEY SPECIFIC PLAN

ALTERNATIVE DESIGN CONCEPTS

ECONOMIC FILTERS for the FISHER CREEK Alternatives

- Added Value
  - Relocation and "Additional Reach" most attractive, add most value
- Incremental Growth/Investment
  - All 3 alternatives require early additions to water flow capacity
- Maximize Developable Land
  - Relocation consumes least land, maximizes development
- Distribute Costs and Benefits
  - All 3 alternatives require land dedications from numerous properties
- Conclusion: Relocation offers strongest economic benefits

COYOTE VALLEY SPECIFIC PLAN

ALTERNATIVE DESIGN CONCEPTS

- **TECHNICAL FEASIBILITY**
- **REGULATORY FEASIBILITY**
- **ECOLOGICAL SUSTAINABILITY**
- **COST/VALUE**
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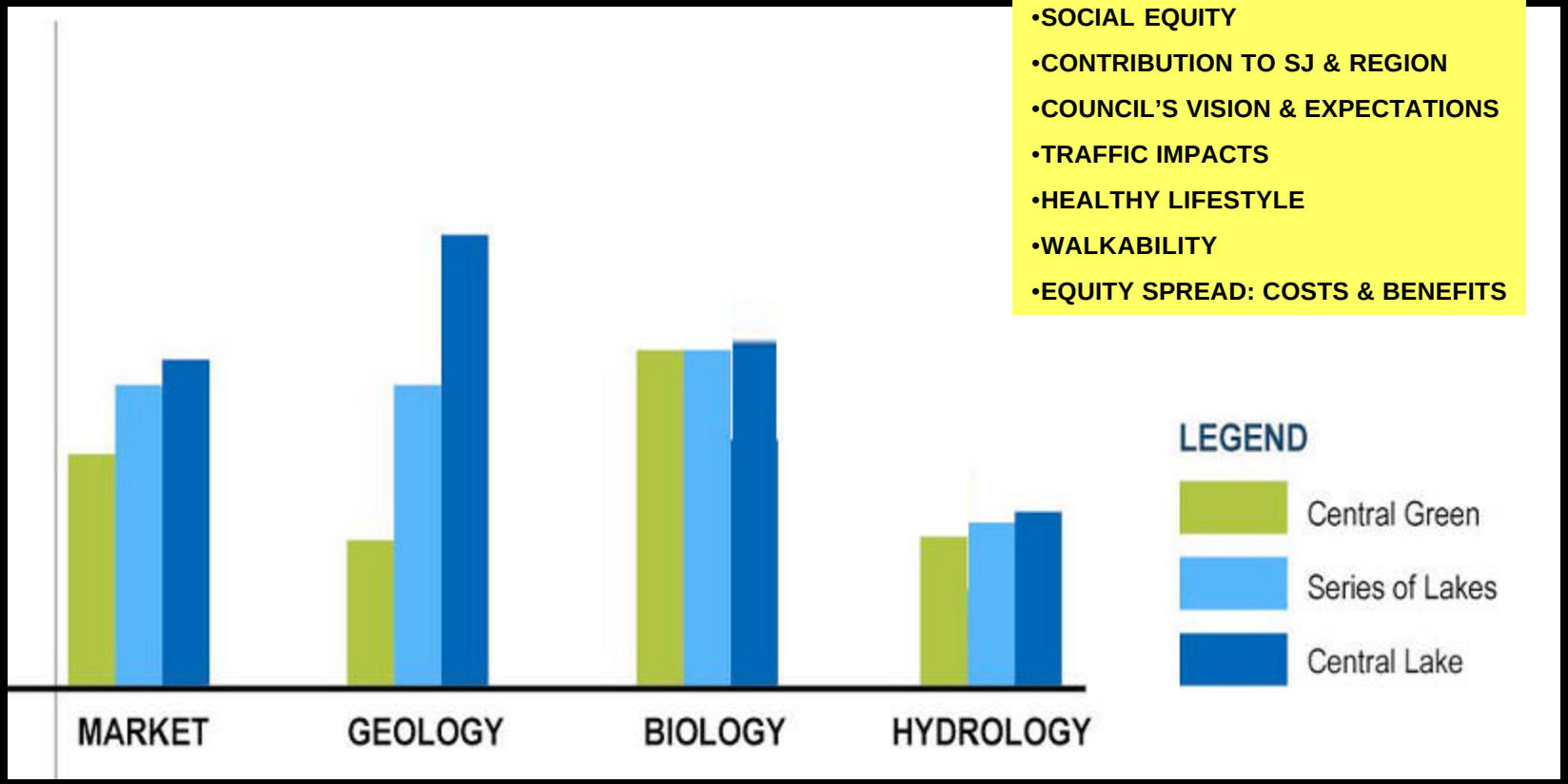
- **WALKABILITY**
- **EQUITY SPREAD: COSTS & BENEFITS**

FOCAL FEATURE



COYOTE VALLEY SPECIFIC PLAN

ALTERNATIVE DESIGN CONCEPTS

ECONOMIC FILTERS for the FOCAL FEATURE Alternatives

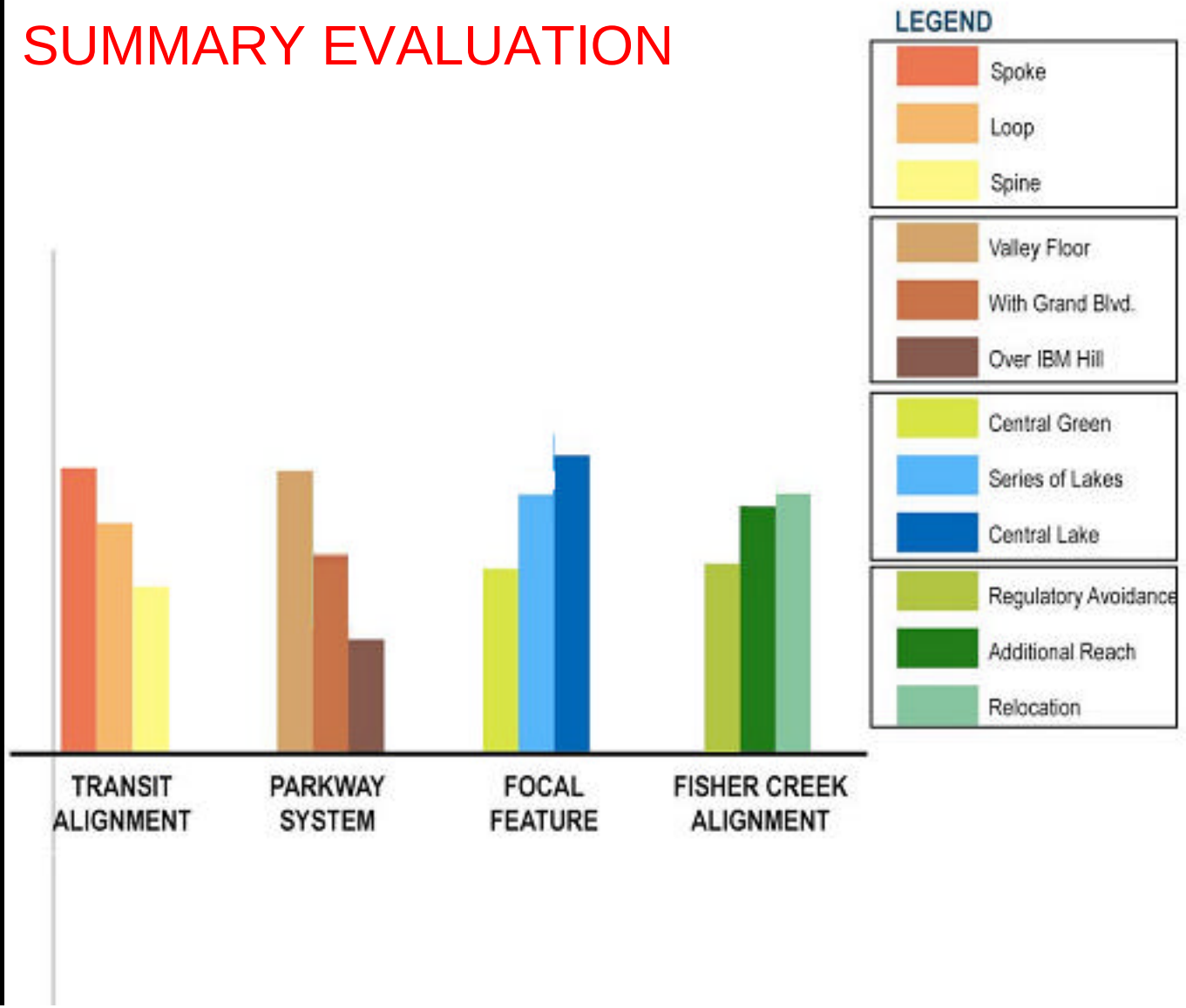
- Added Value
  - Central Lake adds most value, best facilitates density
- Incremental Growth/Investment
  - Central Green and Series of Lakes allow more incremental growth
- Maximize Developable Land
  - Central Lake best consolidates needed water retention with desired amenity, preserves most land for development
- Distribute Costs and Benefits
  - All 3 alternatives require land dedications from numerous properties

- Conclusion: Central Lake offers strongest economic benefits

COYOTE VALLEY SPECIFIC PLAN

ALTERNATIVE DESIGN CONCEPTS

SUMMARY EVALUATION



COYOTE VALLEY SPECIFIC PLAN

PUBLIC AGENCY INPUT

Santa Clara Valley Water District

The District has determined that in the regional context, there is an adequate supply of water to serve Coyote Valley.

Interests and Objectives - Overall Project

- Maximum usage of recycled water
- Protection of groundwater basin
- Sustainability of water supply
- Maximum conservation of water

Interests and Objectives - Lake

- Maintain barrier between lake and groundwater basin
- Create separation between lake and Fisher Creek
- Use treated recycled water for lake
- Develop maintenance program

COYOTE VALLEY SPECIFIC PLAN

PUBLIC AGENCY INPUT

Valley Transportation Authority – VTA

- Roadway and Transit within countywide transportation planning process
- Evaluate broad range of transit options:
  - Rail
  - Non-rail
  - Bus Rapid Transit
- Consider VTA future transit corridor studies
- Identify funding strategies
- Enhance bicycle and pedestrian connections
- Incorporate Transit-Oriented Development scenarios
- Explore development opportunities – CalTrain activities
- Incorporate VTA's CDT Program guidelines
- Establish and promote VTA/City coordination efforts

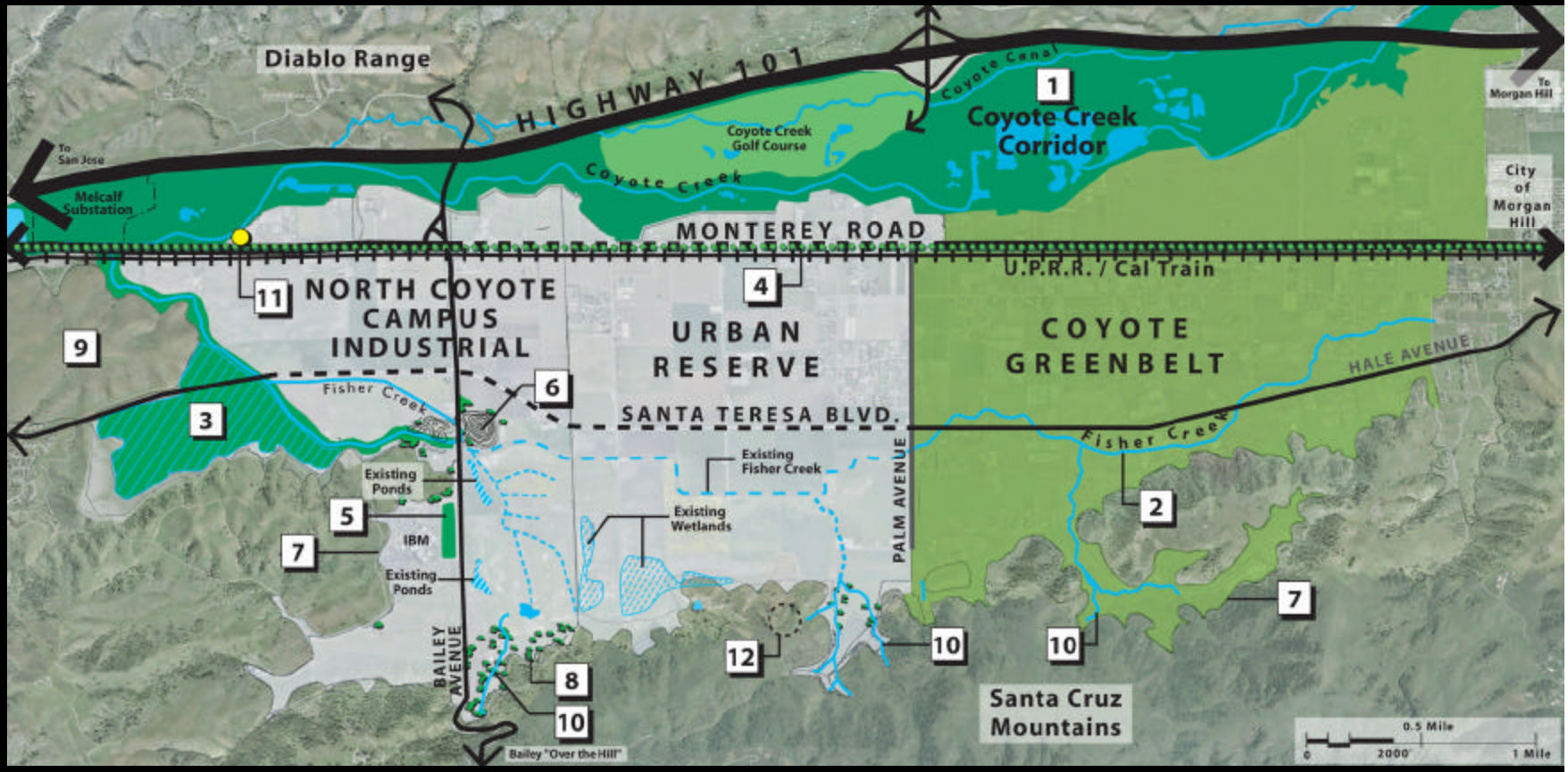
Recommendation of Composite Framework

COYOTE VALLEY SPECIFIC PLAN

ENVIRONMENTAL FOOTPRINT

FIXED ELEMENTS

1. Coyote Creek Corridor
2. Fisher Creek in Greenbelt
3. Laguna Seca
4. Keesling's Shade Tree
5. IBM Wetland
6. Hillock
7. Hills (15% Limit)
8. Oak Savannah
9. Tulare Hill
10. Streams
11. Hamlet of Coyote
12. Archaeological Site



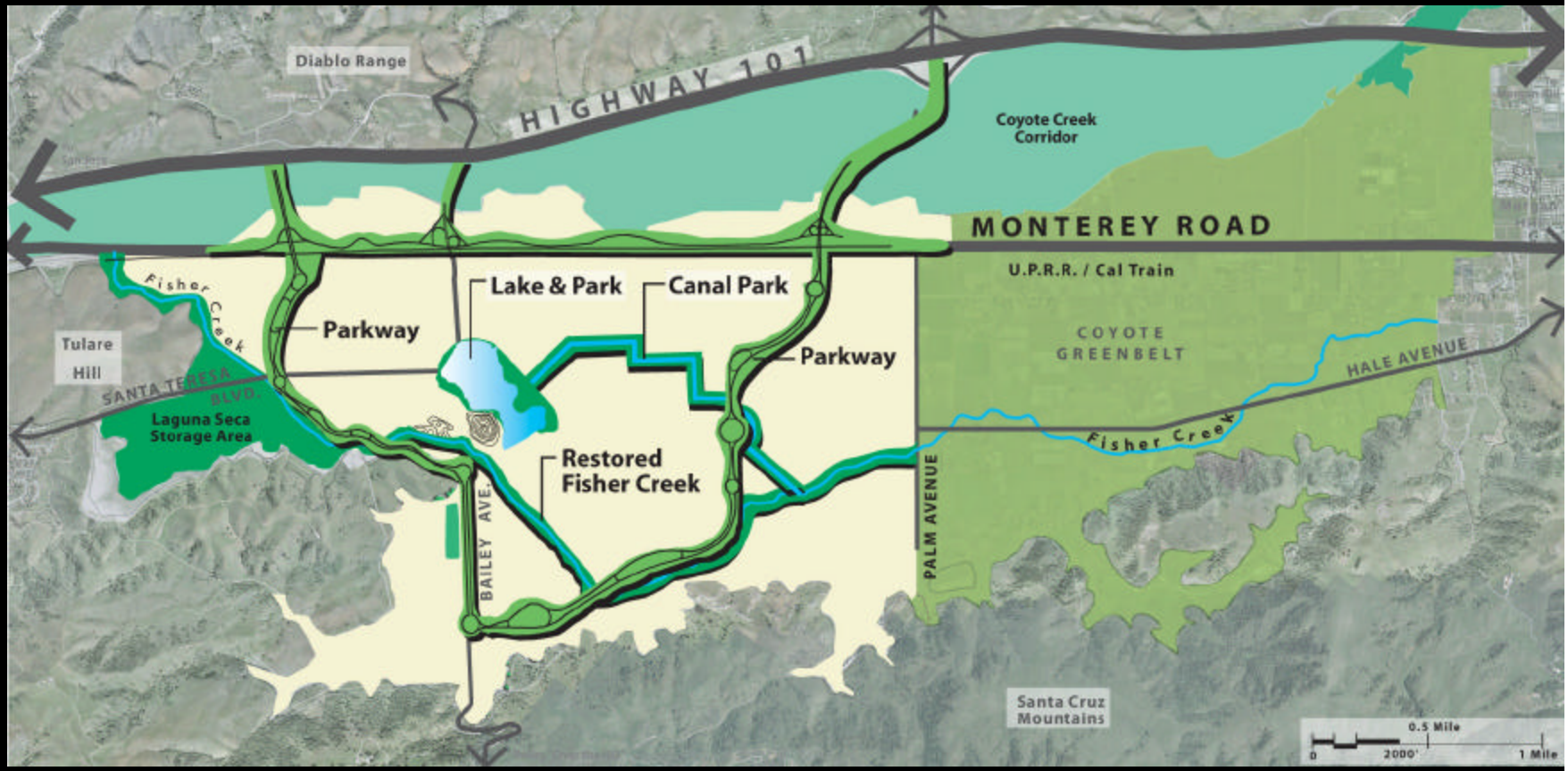
COYOTE VALLEY SPECIFIC PLAN

ENVIRONMENTAL FOOTPRINT

FIXED ELEMENTS

PROPOSED ELEMENTS

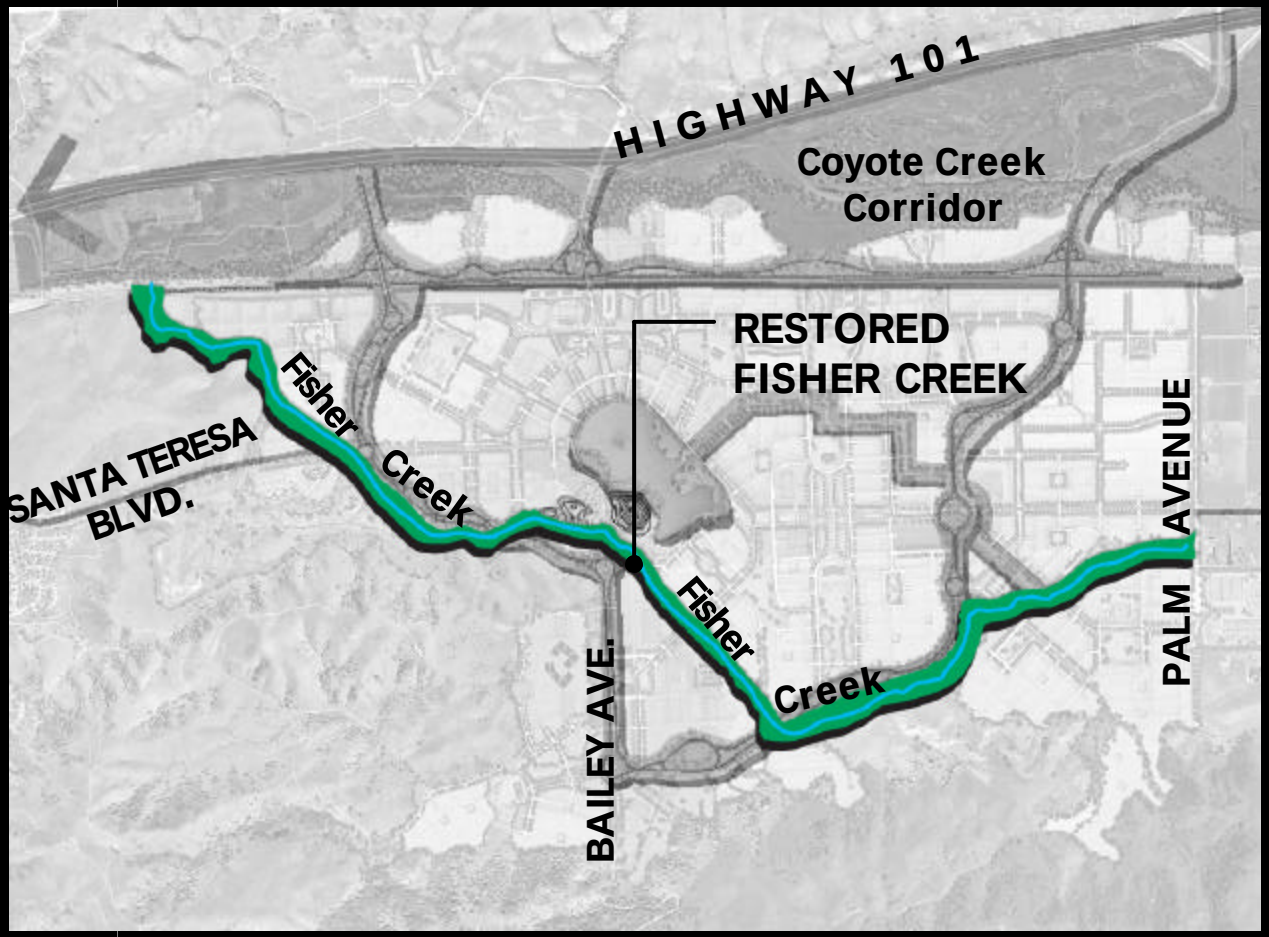
- **Restored Fisher Creek**
- **Coyote Lake**
- **Canal Park**
- **Coyote Parkway**



COYOTE VALLEY SPECIFIC PLAN

ENVIRONMENTAL FOOTPRINT

RESTORED FISHER CREEK



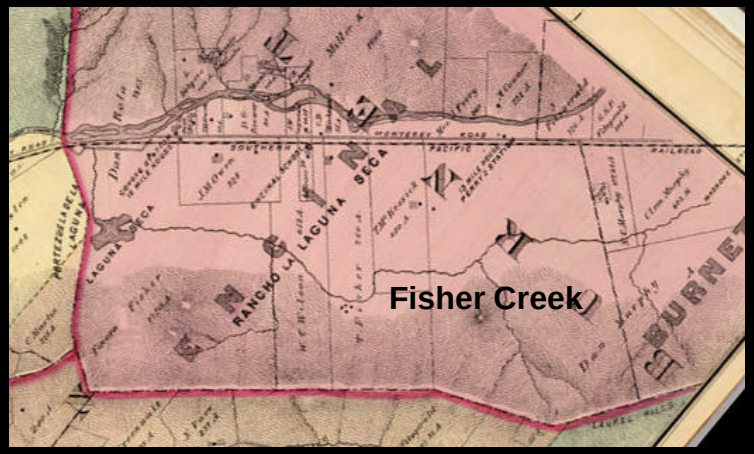
Key Concepts

- Multi-Use Flood Control/ Recreation
- Habitat Creation
- Circulation / Connection 4.3 Miles
- Visual Amenity

COYOTE VALLEY SPECIFIC PLAN

ENVIRONMENTAL FOOTPRINT

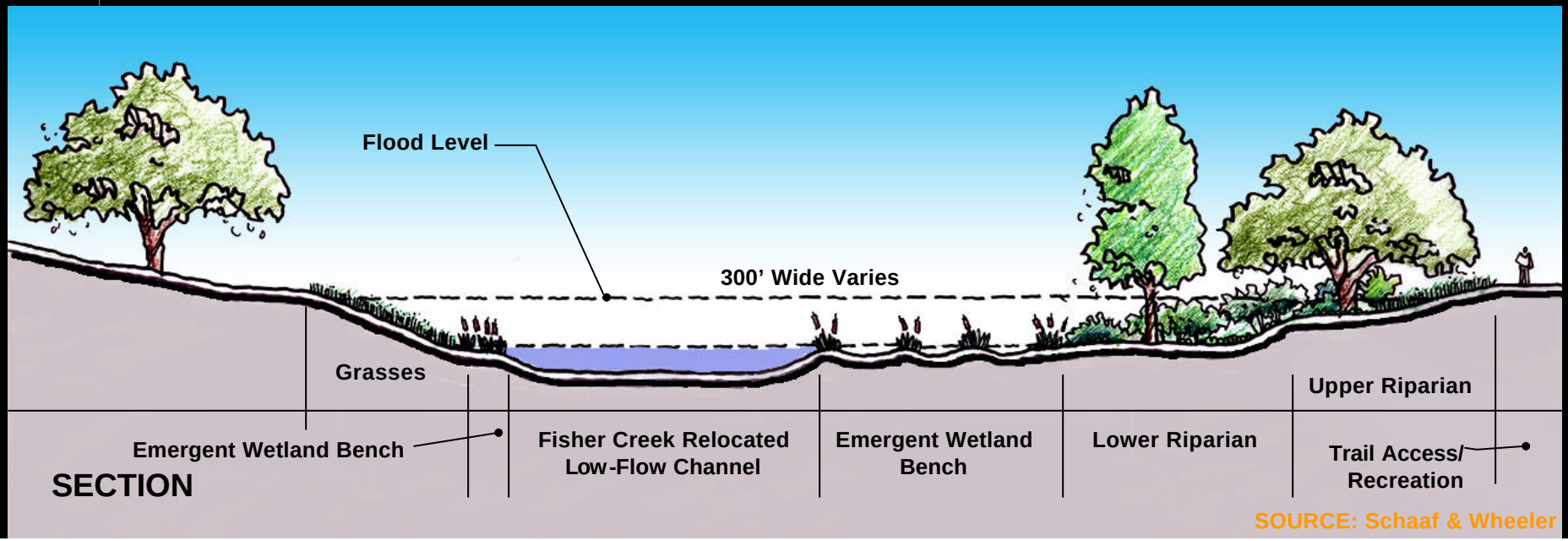
RESTORED FISHER CREEK



1876 Fisher Creek

Key Concepts

- Multi-Use Flood Control/ Recreation
- Habitat Creation
- Circulation / Connection
- Visual Amenity



COYOTE VALLEY SPECIFIC PLAN

ENVIRONMENTAL FOOTPRINT

RESTORED FISHER CREEK

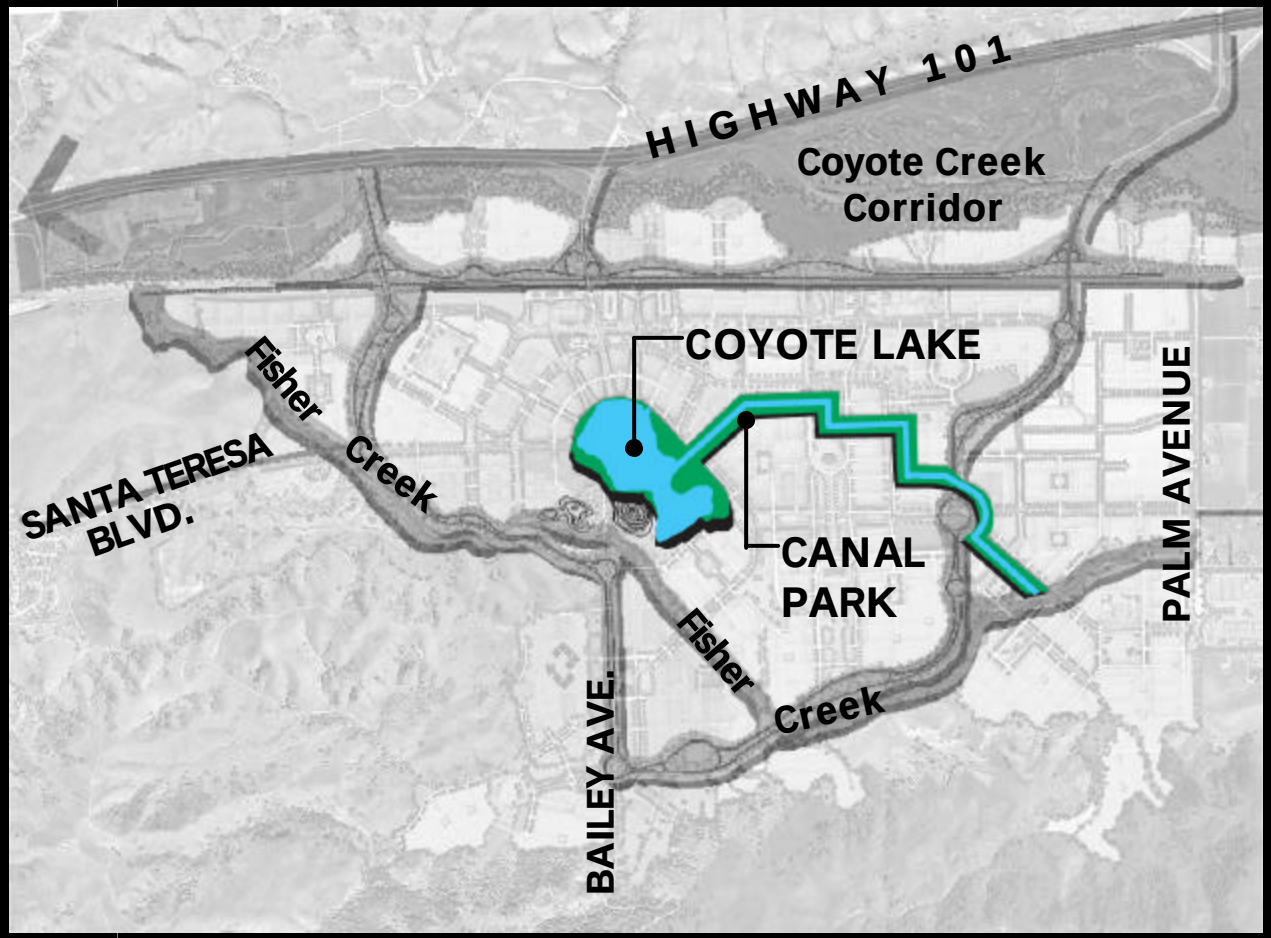
Key Concepts

- Multi-Use Flood Control/ Recreation
- Habitat Creation
- Circulation / Connection
- Visual Amenity

COYOTE VALLEY SPECIFIC PLAN

ENVIRONMENTAL FOOTPRINT

COYOTE LAKE and CANAL PARK



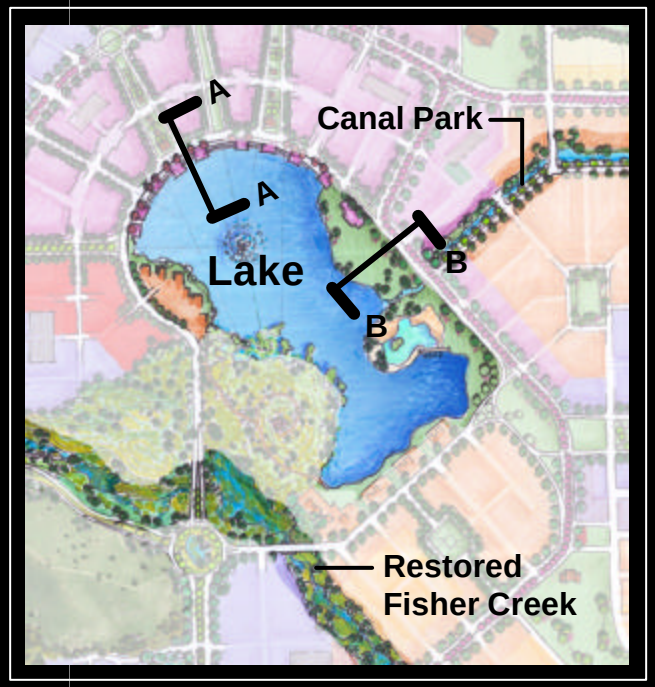
Key Concepts

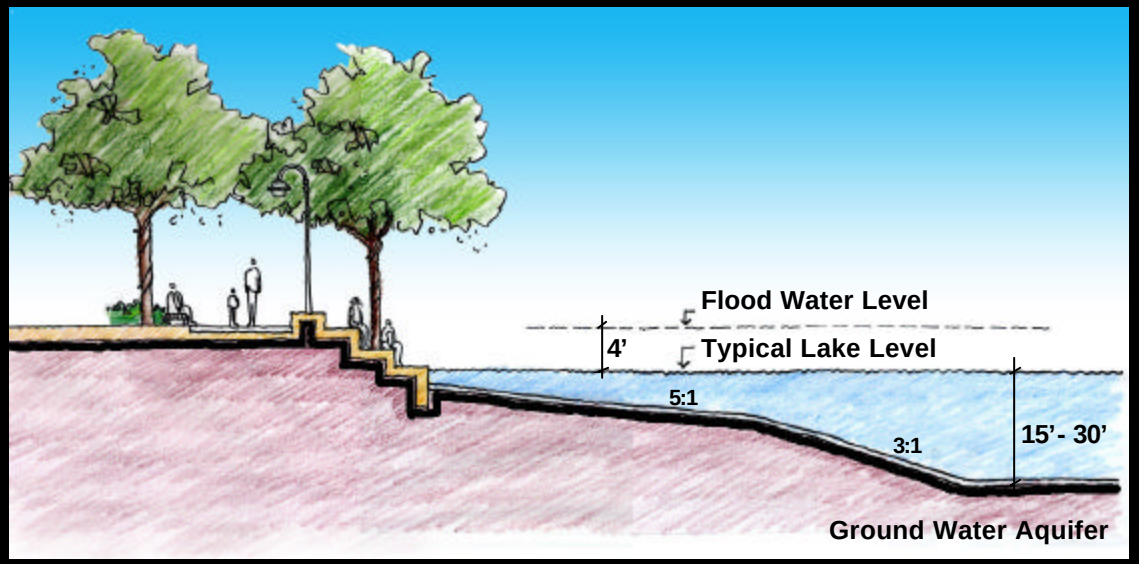
- Storm Water Detention
- Bio-filtration
- Community Focus
- Recreational Amenity

COYOTE VALLEY SPECIFIC PLAN

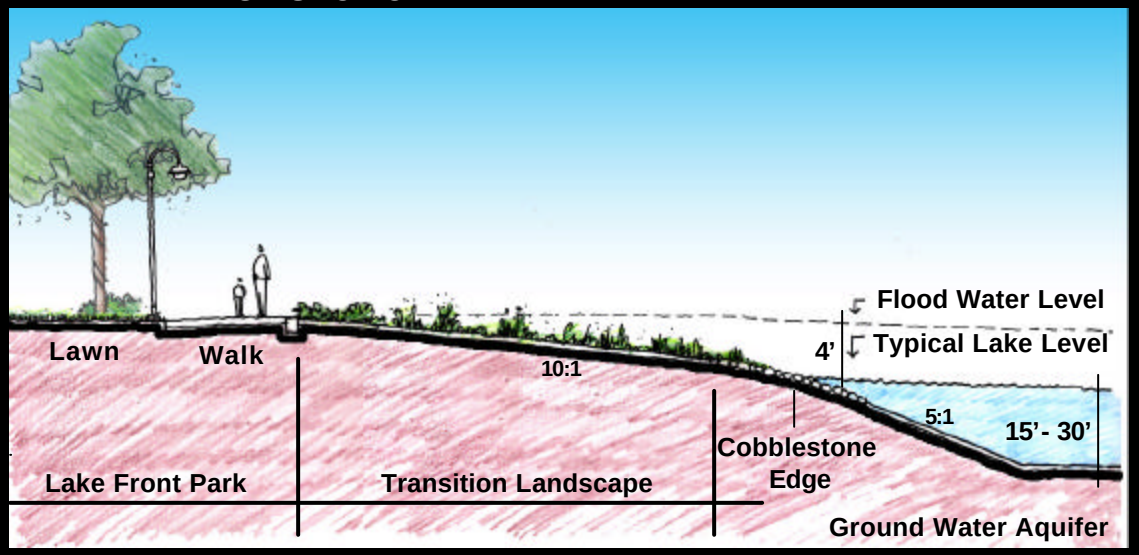
ENVIRONMENTAL FOOTPRINT

COYOTE LAKE





A-A: HARD EDGE SECTION



B-B: SOFT EDGE SECTION

SOURCE: HMH Engineers

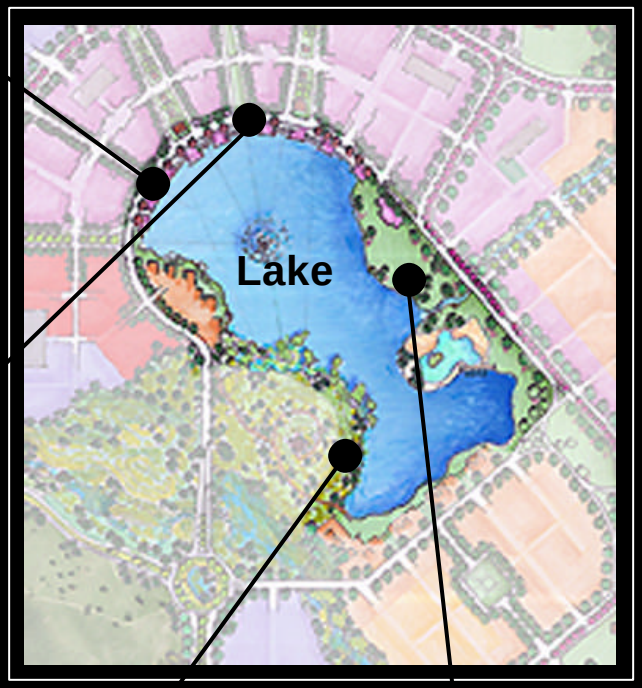
COYOTE VALLEY SPECIFIC PLAN

ENVIRONMENTAL FOOTPRINT

COYOTE LAKE

URBAN EDGE

PROMENADE



NATURAL EDGE

PARK EDGE

Key Concepts

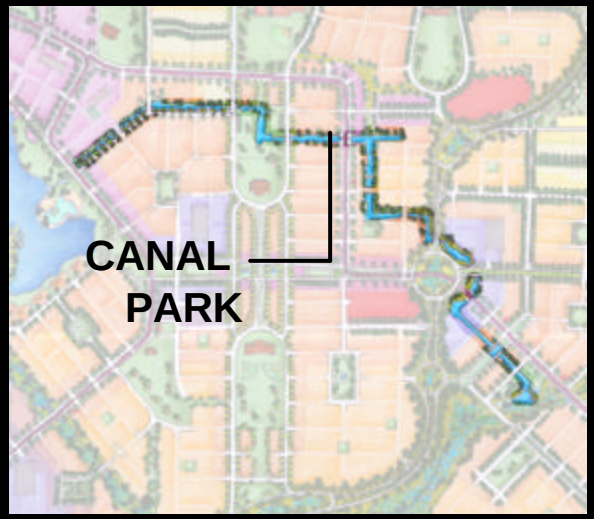
- Stormwater Detention
- Recreation
- Visual Amenity
- Circulation
- Lake 60 Acres (Approx.)
- Park 25 Acres (Approx.)
- Lake Walk 1.6 Miles

COYOTE VALLEY SPECIFIC PLAN

ENVIRONMENTAL FOOTPRINT

CANAL PARK

URBAN FORM



Key Concepts

- Linear Park
- Bio-Filtration
- Pedestrian Circulation
- Storm Water
- 1.8 Miles

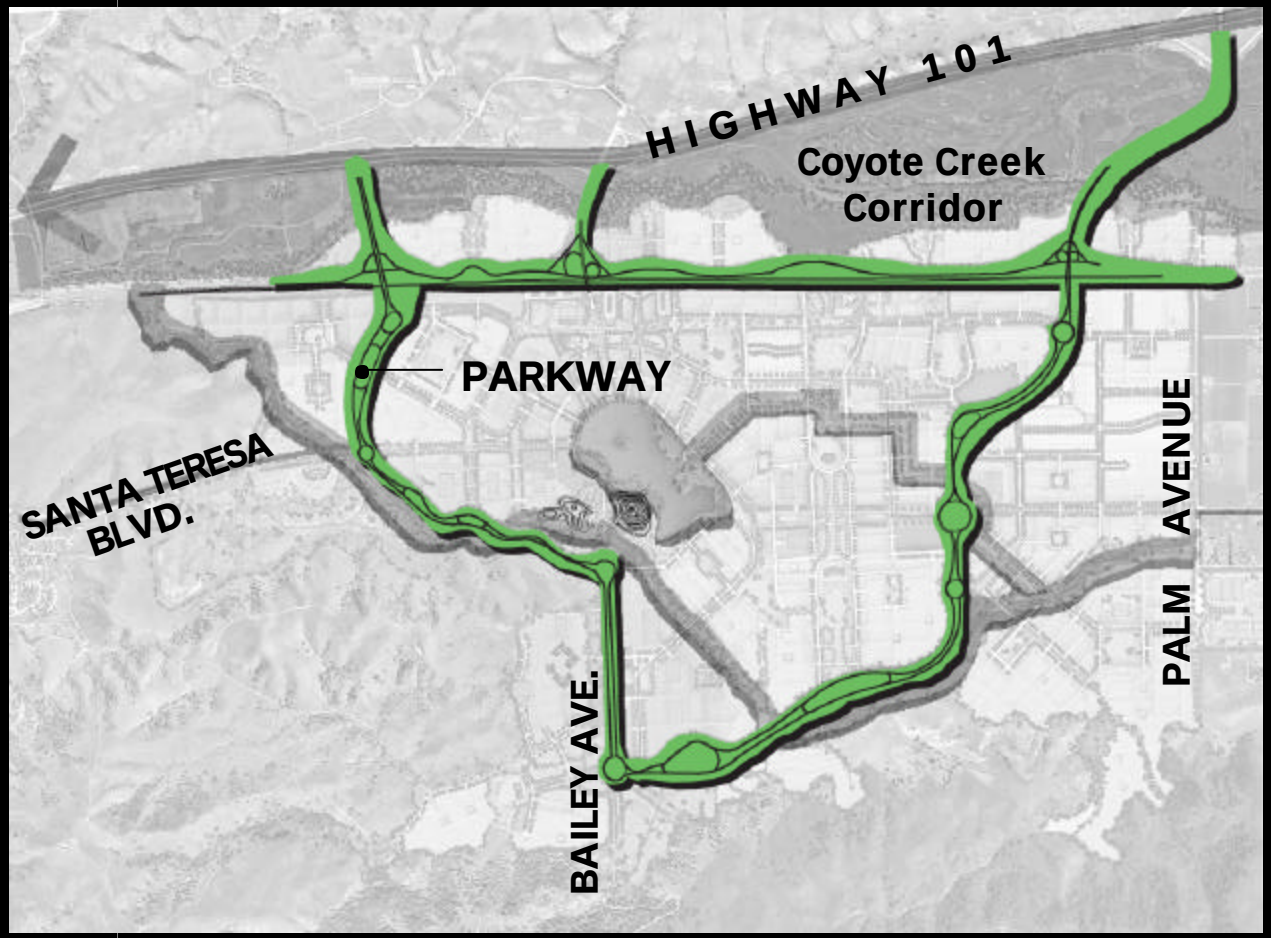
SOFT

NATURAL

COYOTE VALLEY SPECIFIC PLAN

ENVIRONMENTAL FOOTPRINT

COYOTE PARKWAY



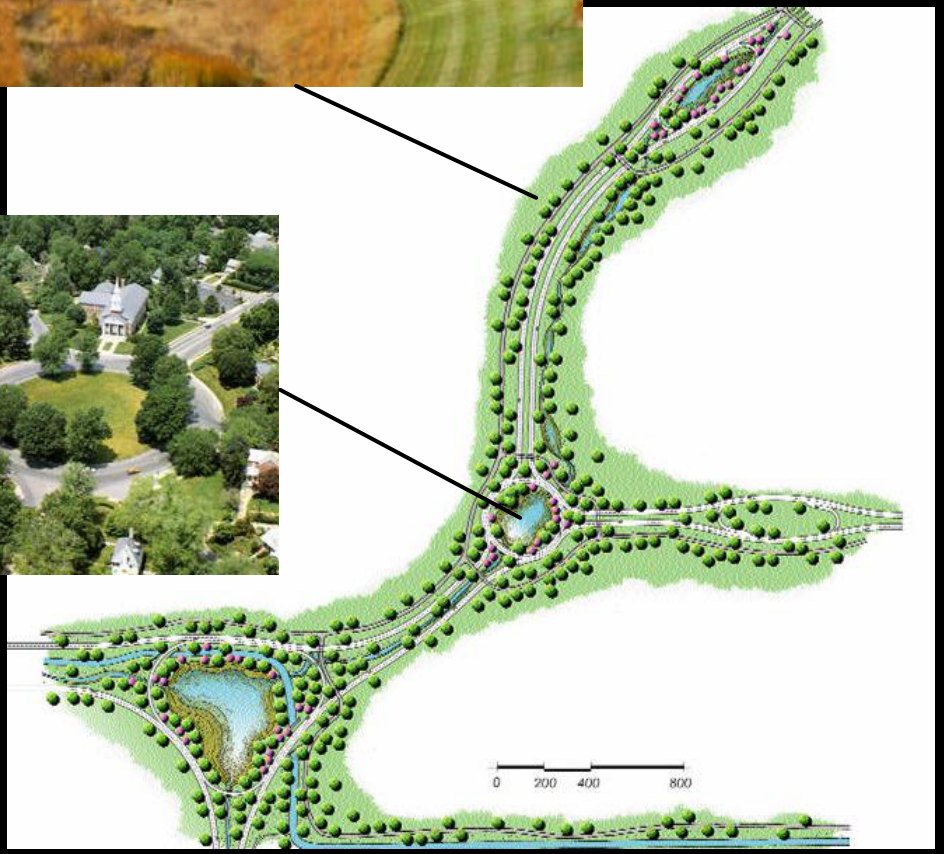
Key Concepts

- Storm Water Detention
- Bio-Filtration
- Vehicular Circulation
- Pedestrian / Bike Circulation
- Parkway Loop 7.1 Miles
- Themed Landscape

COYOTE VALLEY SPECIFIC PLAN

ENVIRONMENTAL FOOTPRINT

COYOTE PARKWAY



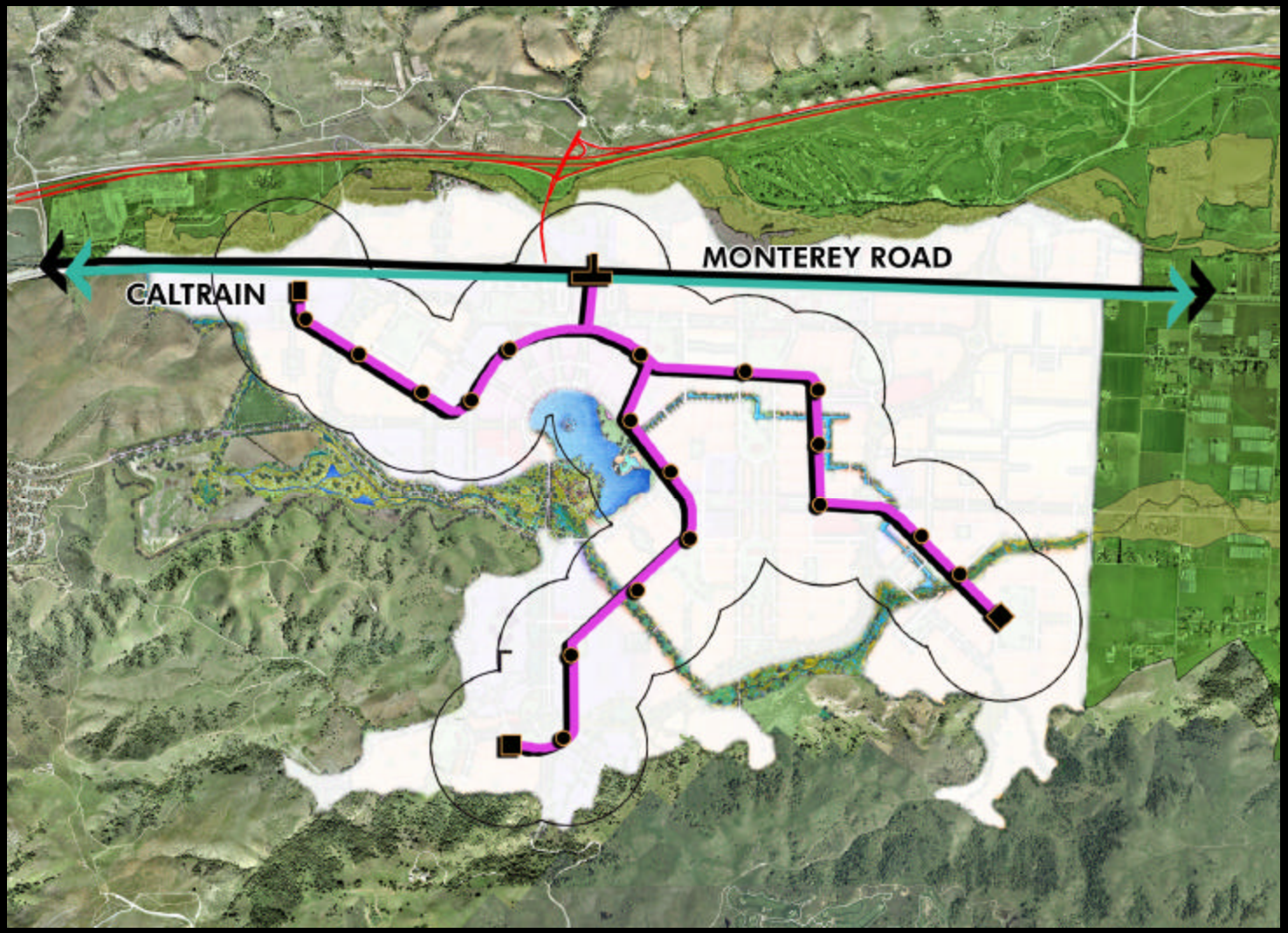
Key Concepts

- Storm Water Detention
- Bio-Filtration
- Vehicular Circulation
- Pedestrian / Bike Circulation
- Parkway Loop 7.1 Miles
- Themed Landscape

COYOTE VALLEY SPECIFIC PLAN

COMPOSITE FRAMEWORK

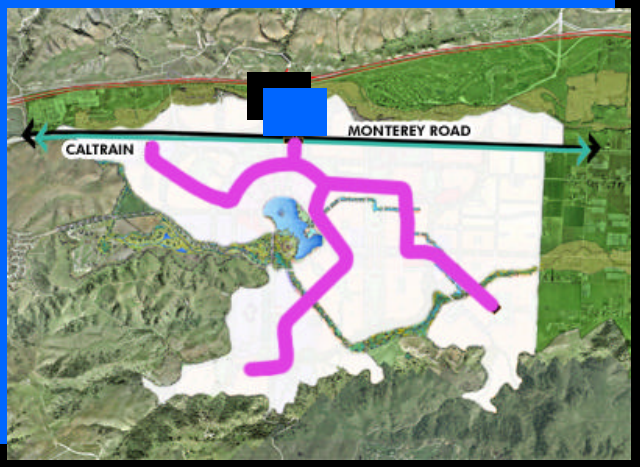
A SPOKE TRANSIT SYSTEM



COYOTE VALLEY SPECIFIC PLAN

COMPOSITE FRAMEWORK

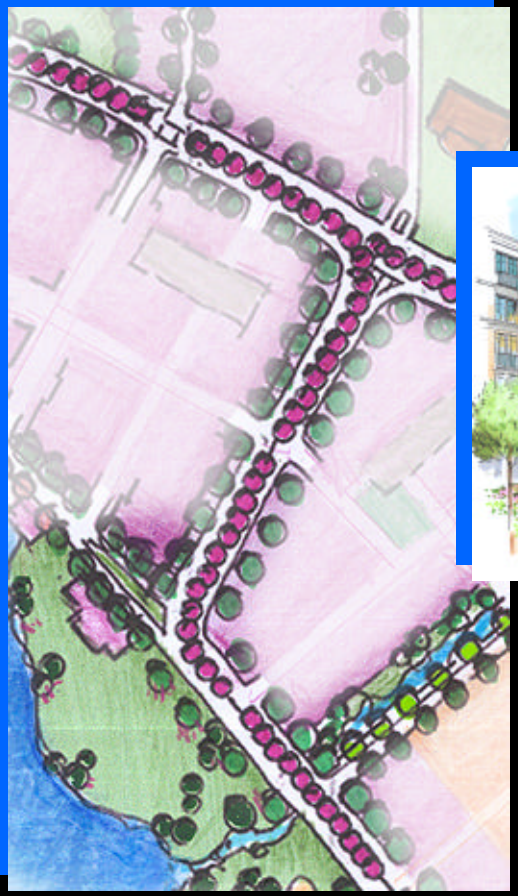
CONNECT LOCAL TRANSIT TO CALTRAIN

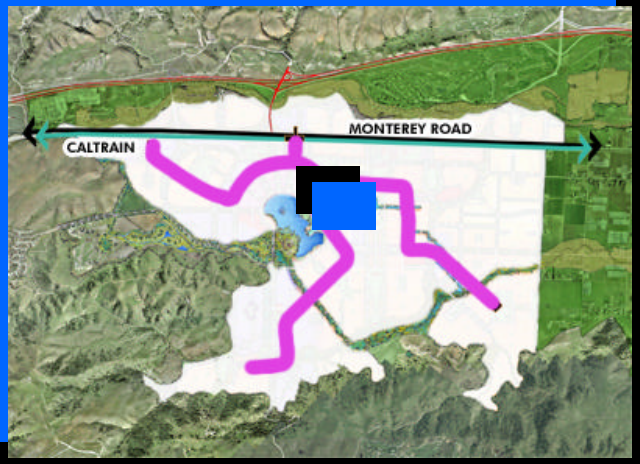


COYOTE VALLEY SPECIFIC PLAN

COMPOSITE FRAMEWORK

LOCAL FIXED GUIDEWAY TRANSIT CONNECTS TO COMMUNITY CORE

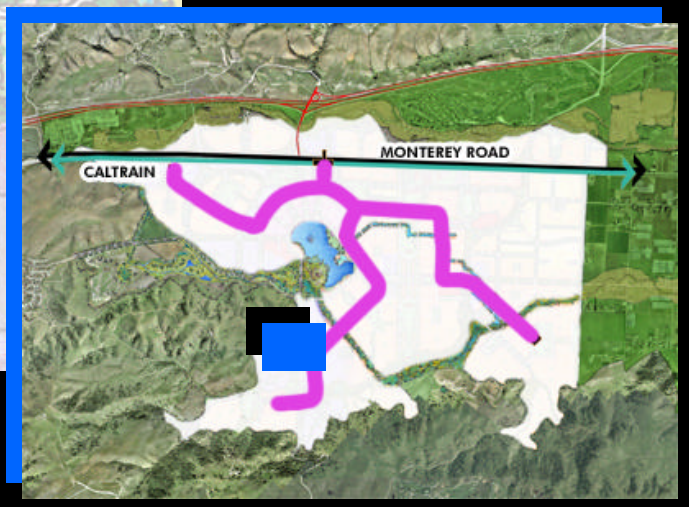




COYOTE VALLEY SPECIFIC PLAN

COMPOSITE FRAMEWORK

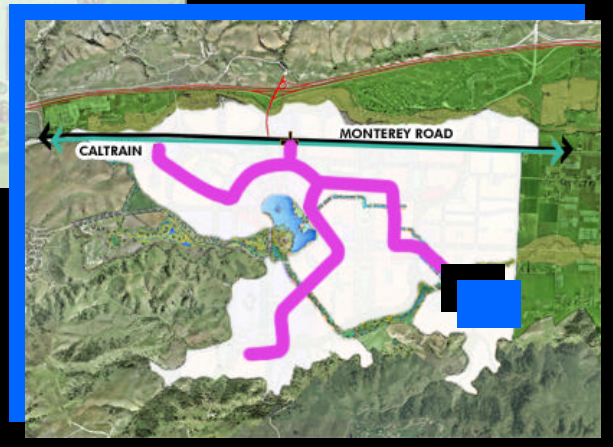
CONNECT ALL WORKPLACES WITH TRANSIT



COYOTE VALLEY SPECIFIC PLAN

COMPOSITE FRAMEWORK

TRANSIT SERVES NEIGHBORHOODS



COYOTE VALLEY SPECIFIC PLAN

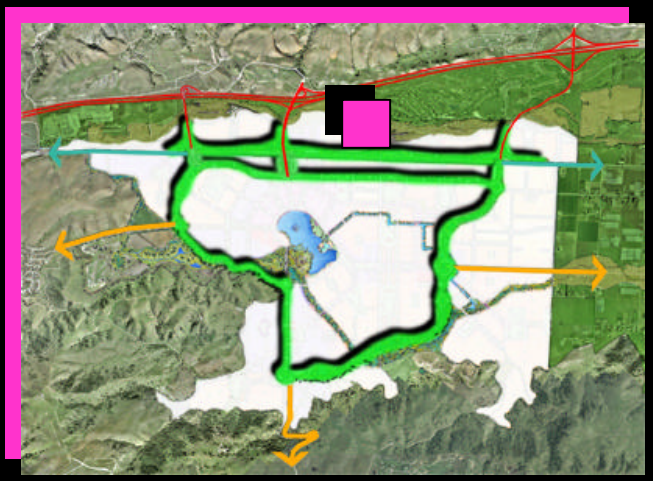
COMPOSITE FRAMEWORK

PARKWAY AND BOULEVARD

COYOTE VALLEY SPECIFIC PLAN

COMPOSITE FRAMEWORK

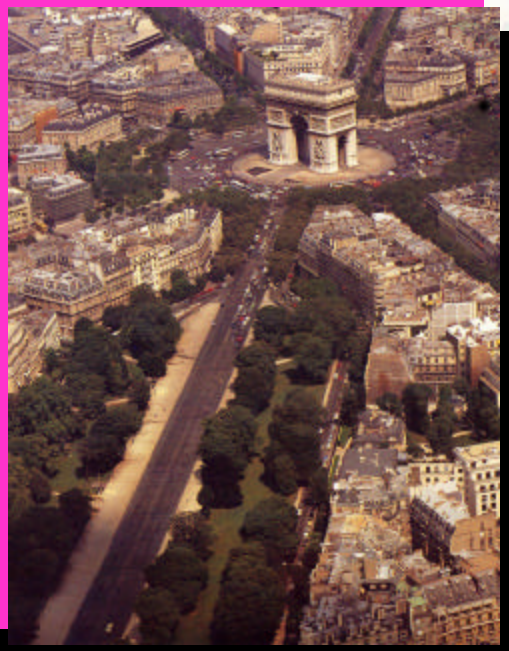
UNDERPASS TO LINK ACROSS MONTEREY

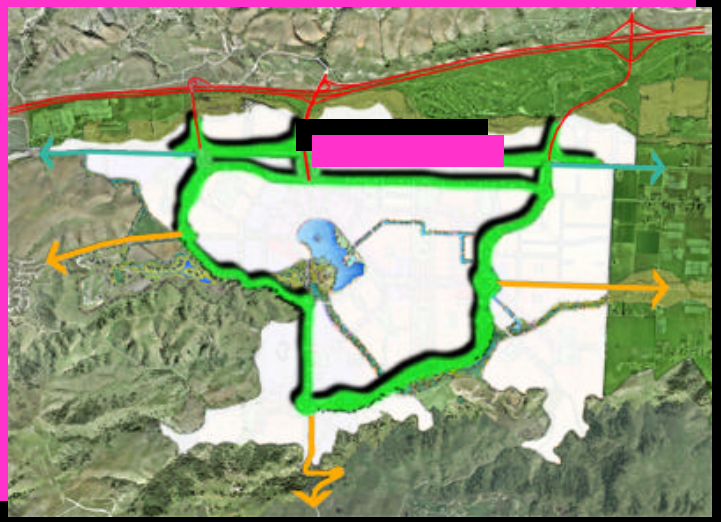


COYOTE VALLEY SPECIFIC PLAN

COMPOSITE FRAMEWORK

A NORTH SOUTH BOULEVARD TO CARRY HIGHER TRAFFIC VOLUMES

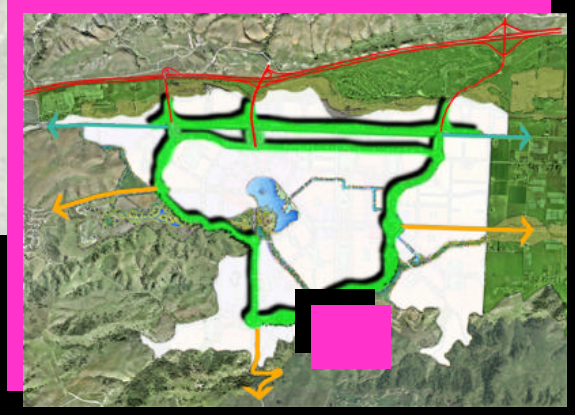




COYOTE VALLEY SPECIFIC PLAN

COMPOSITE FRAMEWORK

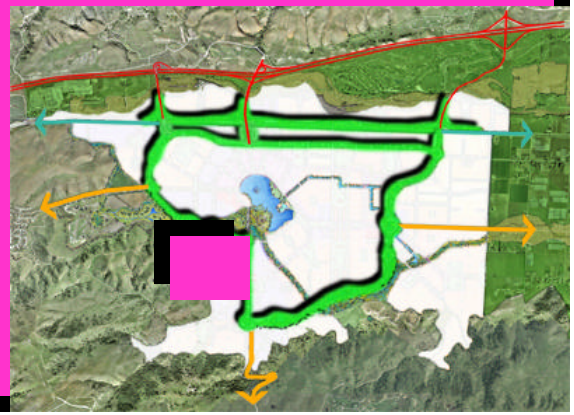
PARKWAY LINKS TO OPEN SPACES



COYOTE VALLEY SPECIFIC PLAN

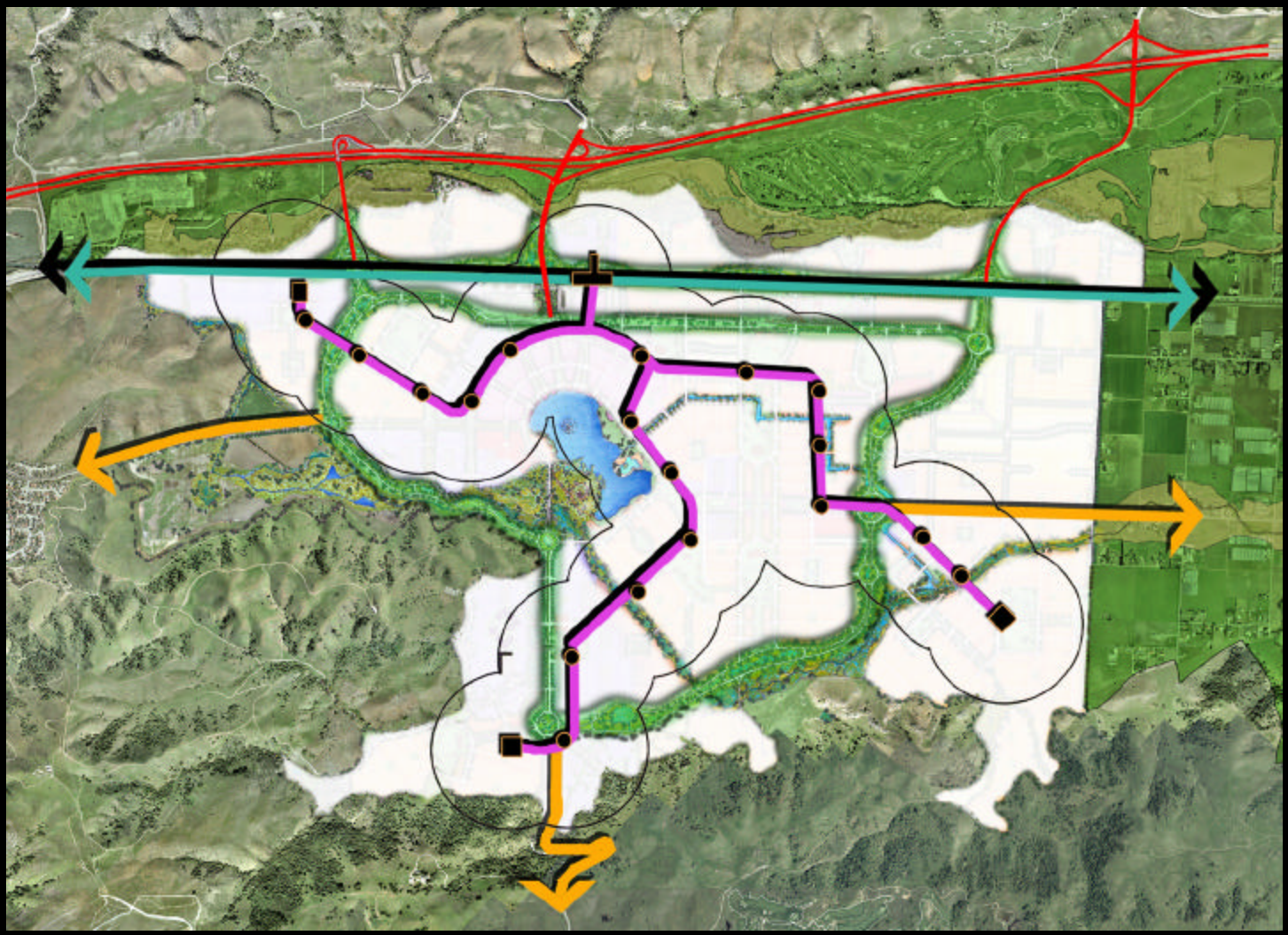
COMPOSITE FRAMEWORK

BAILEY AVE. LINKS PARKWAY



COYOTE VALLEY SPECIFIC PLAN

COMPOSITE FRAMEWORK



Infrastructure Cost Burden Allocation and Feasibility Analysis

- Cost of infrastructure and public facilities will be allocated based on demand/benefit
- Early developers will be compensated for infrastructure oversizing
- Cost burdens by land use will be tested for financial feasibility
- Feasibility test will be used to refine:
  1. Land use program
  2. Public facility program
  3. Cost allocations
  4. Financing strategies

General Approach to "Fair Share" Land Dedication

1. Calculate each landowner's "fair share" of public land requirement
2. Establish valuation methodology for dedicated land
3. Coordinate land dedication with overall infrastructure financing program
4. Establish credit/debit balance to property owners for land dedications

COYOTE VALLEY SPECIFIC PLAN

Table 1
Preliminary Infrastructure Cost Estimates
Coyote Valley Specific Plan

Improvement Category	Cost Estimates		Project Allocation (1)	Regional Allocation (1)
	Low Estimate	High Estimate		
Electricity, Gas and Communications	$11,400,000	$15,000,000	100%	0%
Interchanges	$44,650,000	$58,750,000	75%	25%
Regional Transit System	$21,850,000	$28,750,000	75%	25%
Intra - Community Transit System	$39,900,000	$52,500,000	100%	0%
Grade Separations	$85,500,000	$112,500,000	100%	0%
Roadways	$117,300,000	$155,000,000	100%	0%
Non-Vehicular Circulation System	$8,550,000	$11,250,000	100%	0%
Sanitary Sewer and Wastewater Facilities	$22,800,000	$30,000,000	100%	0%
Hydrology and Flood Control Facilities	$92,150,000	$121,250,000	100%	0%
Storm Drainage Facilities	$17,100,000	$22,500,000	100%	0%
Potable Water System Facilities	$70,300,000	$92,500,000	100%	0%
Recycled Water System Facilities	$75,050,000	$98,750,000	84%	16%
Public Facilities	TBD	TBD		
Total	**$607,050,000**	**$798,750,000**		

(1) Rough preliminary estimates for illustrative purposes only.

Sources: HMH Engineers, Economic & Planning Systems, Inc.

COYOTE VALLEY SPECIFIC PLAN

Table 3
Preliminary Cost Allocation
Coyote Valley Specific Plan

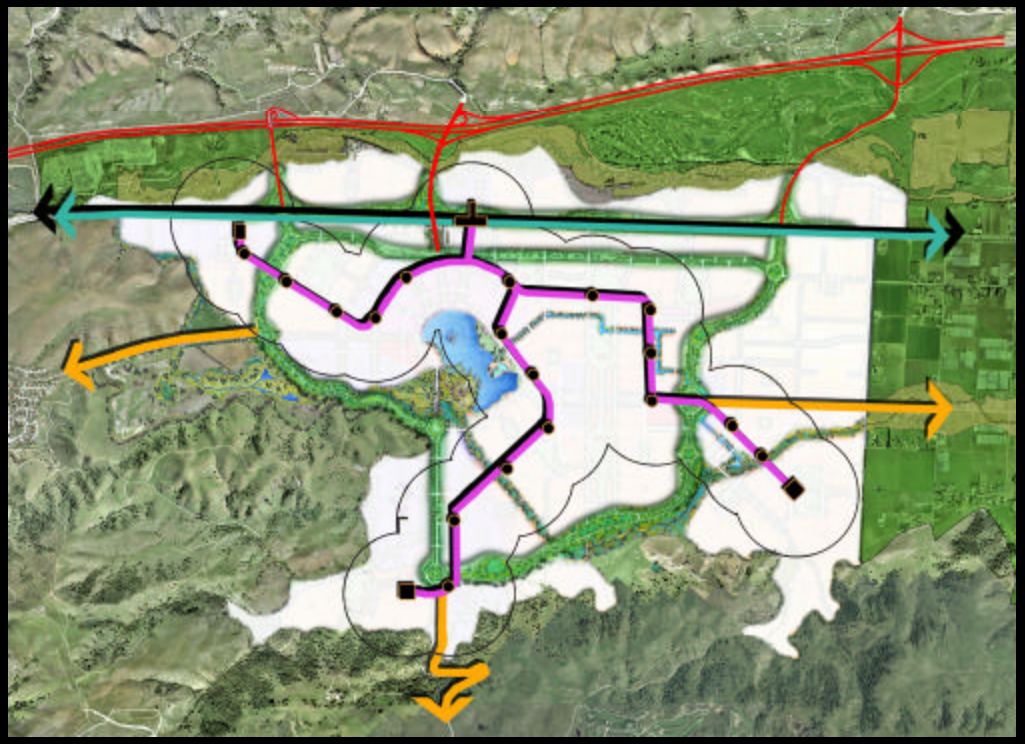
Category	Low Cost Allocation (1)	High Cost Allocation (1)
Residential (per unit)	$15,308	$17,511
Commercial (per square foot)		
Industrial/Bus. Park	$9.82	$12.92
Office	$10.72	$14.10
Retail	$18.20	$23.95
Overall (per net developed acre)	$353,915	$465,678

(1) Preliminary Costs do not include public facilties or land dedication costs.

Sources: HMH Engineers; Dahlin Group; Economic & Planning Systems, Inc.

COYOTE VALLEY SPECIFIC PLAN

RESTORED FISHER CREEK-FOCAL LAKE-CANAL-PARKWAY-CONNECTIONS-SPOKE TRANSIT-CAL TRAIN



DISCUSSION

Discussion of Land Use Principles

COYOTE VALLEY SPECIFIC PLAN

COYOTE VALLEY SPECIFIC PLAN

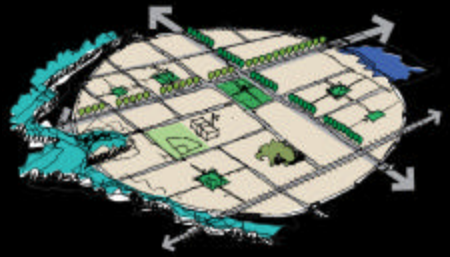
PRINCIPLES OF COMMUNITY BUILDING

THE LAND'S

In the beginning there is a blank canvas with environmental features to design around…

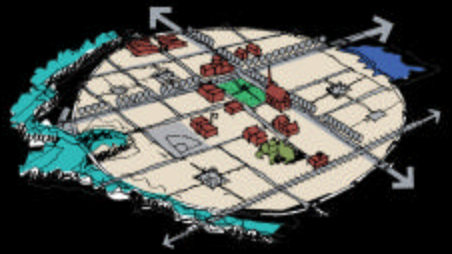
CONNECTIONS/LINKAGES

Smart planning will connect these features with roads, parkways and trails…



OPEN SPACE/RECRATION

Next, add recreation and landscape planning into the mix…



PUBLIC PLACES/BUILDINGS

Finally, reserve sites for institutions that will become landmarks, such as churches and government buildings.

COYOTE VALLEY SPECIFIC PLAN

PRINCIPLES OF COMMUNITY BUILDING

PRINCIPLES

Environmental Footprint

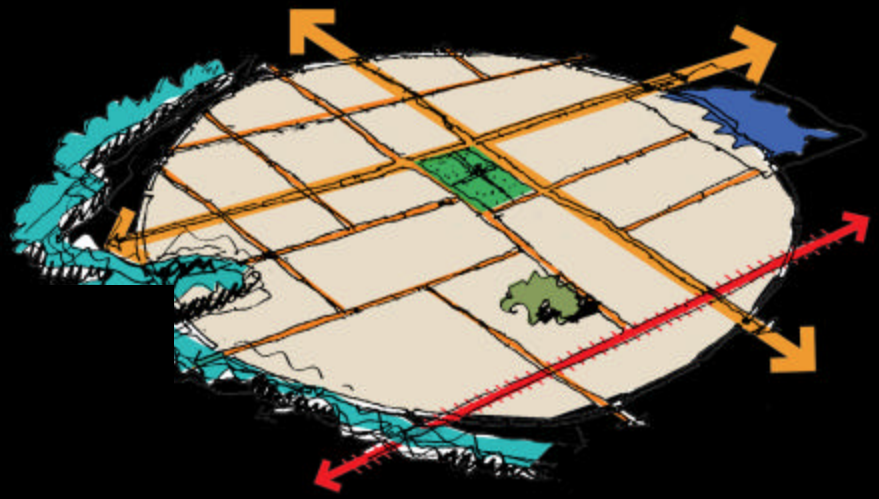
- Preserve and enhance the open space of Coyote Valley
- Protect the natural environment and culturally significant resources
- Protect ground water quality, conserve water and provide watershed stewardship
- Provide flood protection and open space recreation in a multi-functional approach
- Sustainability, conservation and restoration for community, site and building design
- History, climate, natural and cultural landscape must be integrated into the community

COYOTE VALLEY SPECIFIC PLAN

PRINCIPLES OF COMMUNITY BUILDING

PRINCIPLES

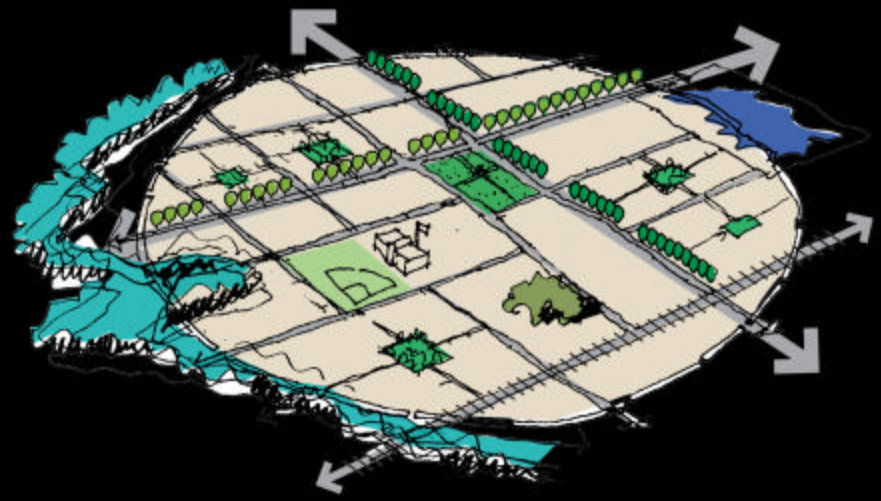
Connections



- Provide for a variety of transportation choices
- Create walkable neighborhoods & connections to surrounding open spaces
- Corridors of transit, roadways and greenways as definers and connectors of neighborhoods
- A network of inter-connected streets and public spaces that encourage alternative modes of transportation

COYOTE VALLEY SPECIFIC PLAN

PRINCIPLES OF COMMUNITY BUILDING



PRINCIPLES

Open Space/ Landscape & Recreation

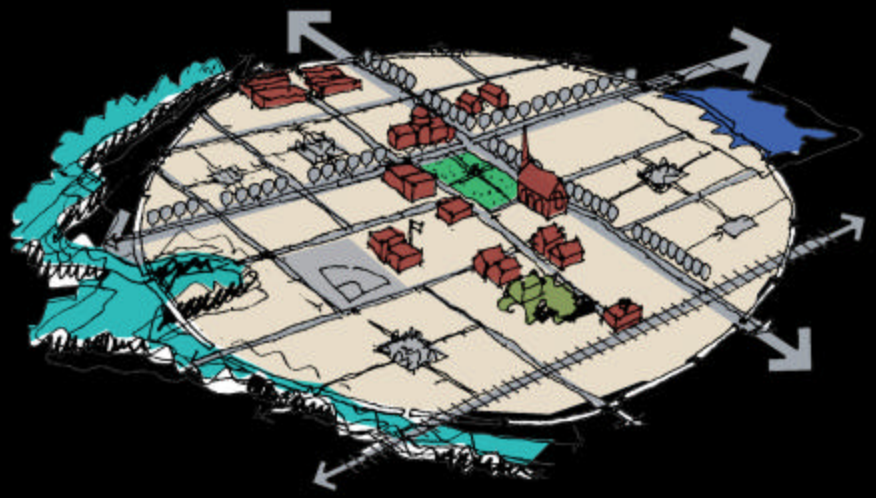
- Establish a network of open space uses & connections
- Provide for a wide range of recreation opportunities: passive and active
- Conservation areas and open spaces define and connect neighborhoods

COYOTE VALLEY SPECIFIC PLAN

PRINCIPLES OF COMMUNITY BUILDING

PRINCIPLES

Public & Civic Places



- Civic spaces and buildings that reinforce community identity
- Place public buildings such as city halls, libraries and post offices in important places with strong civic architecture
- Civic buildings and places like town squares and parks make excellent anchors for retail districts and provide a community with landmarks

COYOTE VALLEY SPECIFIC PLAN

PRINCIPLES OF COMMUNITY BUILDING

PRINCIPLES

Neighborhood

- Compact neighborhoods that are mixed-use, pedestrian friendly and transit-oriented, which have centers and edges
- Districts with distinct and diverse neighborhoods with linked civic uses
- Provide opportunities for social equity: housing for all ages, economic levels and ethnic groups
- Authentic and healthy community

COYOTE VALLEY SPECIFIC PLAN

STRATEGIES

Internal Trip Capture

Dispersed Transportation Technologies

Structured Shared Parking

COYOTE VALLEY SPECIFIC PLAN

STRATEGIES

Urban Walks and Trails

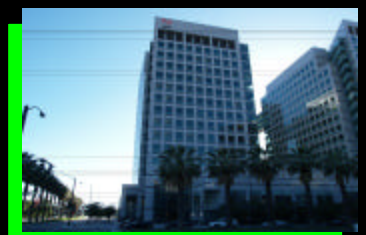
Neighborhood Streets

Main streets

COYOTE VALLEY SPECIFIC PLAN

STRATEGIES

Mix of Workplaces



Corporate Building and Branding in Urban Center

The Not So Purpose Built Workplace

An Education &Technology Business Partnership

COYOTE VALLEY SPECIFIC PLAN

STRATEGIES

Mixed Use

Civic Focus Urban Form

Enclaves & Labyrinths

Town center

COYOTE VALLEY SPECIFIC PLAN

LAND USE PRINCIPLES

DISCUSSION